

CITY OF SURREY

BY-LAW NO. 12824

A by-law to amend the provisions of "Surrey
Zoning By-law, 1993, No. 12000," as amended.

.....

NOW, THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACTS
AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended as follows:

(1) **Part 16 - Single Family Residential Zone - RF** is hereby amended as follows:

(a) **Section A. Intent** is amended by deleting the existing sentence and inserting the following sentence in its place:

"This Zone is intended exclusively for single family housing on *urban lots* in existing *urban* areas and in new *urban* areas where *density* bonus is provided."

(b) **Section D. Density** is amended by renumbering sub-section 1. as sub-section 2. and inserting a new sub-section 1. as follows:

"1. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *density* shall be 1 *dwelling unit* per acre and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to 6 *dwelling units* per acre and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law."

(c) **Section K. Subdivision** is amended by numbering the existing paragraphs as sub-section 3. and inserting new sub-sections 1. and 2. as follows:

"1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall

conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone."

(2) **Part 21 - Multiple Residential 15 Zone - RM-15** is hereby amended as follows:

- (a) **Section A. Intent** is amended by deleting the existing sentence and inserting the following sentence in its place:

"This Zone is intended to accommodate and regulate the development of *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* in existing *urban* areas and in new *urban* areas where *density* bonus is provided."

- (b) **Section D. Density** is amended by renumbering sub-sections 1. and 2. as sub-sections 2. and 3., respectively, and inserting a new sub-section 1. as follows:

"1. For the purpose of building construction in all Neighbourhood Concept Plan and Infill Areas described and outlined on the map attached as Schedule F of this By-law, the maximum *density* shall be 1 *dwelling unit* per acre and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of this By-law."

- (c) **Section K. Subdivision** is amended by renumbering the existing paragraphs as sub-section 3. and inserting new sub-sections 1. and 2. as follows:

"1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas described and outlined on the map attached as Schedule F of this By-law where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas described and outlined on the map attached as Schedule F of this By-law where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone."

(3) Schedule F - Map of Neighbourhood Concept Plan and Infill Areas, attached hereto as Schedule "A" to this By-law, is hereby appended after Schedule E - Lots Regulated Under By-law No. 5942.

(4) Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas, attached hereto as Schedule "B" to this By-law, is hereby appended after Schedule F - Map of Neighbourhood Concept Plan and Infill Areas.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1996, No. 12824."

PASSED FIRST AND SECOND READING on the 29th day of April, 1996.

PUBLIC HEARING HELD thereon on the 17th day of June, 1996.

PASSED THIRD READING on the 24th day of June, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of June, 1996.

_____ MAYOR

_____ CLERK

Schedule G
Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas

	NCP and Infill Areas	Amenity	Contributions Per Dwelling Unit *	Contributions For All Other Land Uses *
1.	Area I on Schedule F of this By-law	Park land development and neighbourhood house	\$382.00	\$1,529 per acre
		Library books	\$96.00	\$384 per acre
		Total Amenity Contributions (1996 Dollars)	\$478.00	\$1,913 per acre
2.	Area II on Schedule F of this By-law	Park land development	\$572.87	N/A
		Library books	\$115.20	N/A
		Police Protection	\$10.85	N/A
		Fire Protection	\$153.60	N/A
		Community Building	\$172.03	N/A
		Total Amenity Contributions (1996 Dollars)	\$1,013.70	N/A

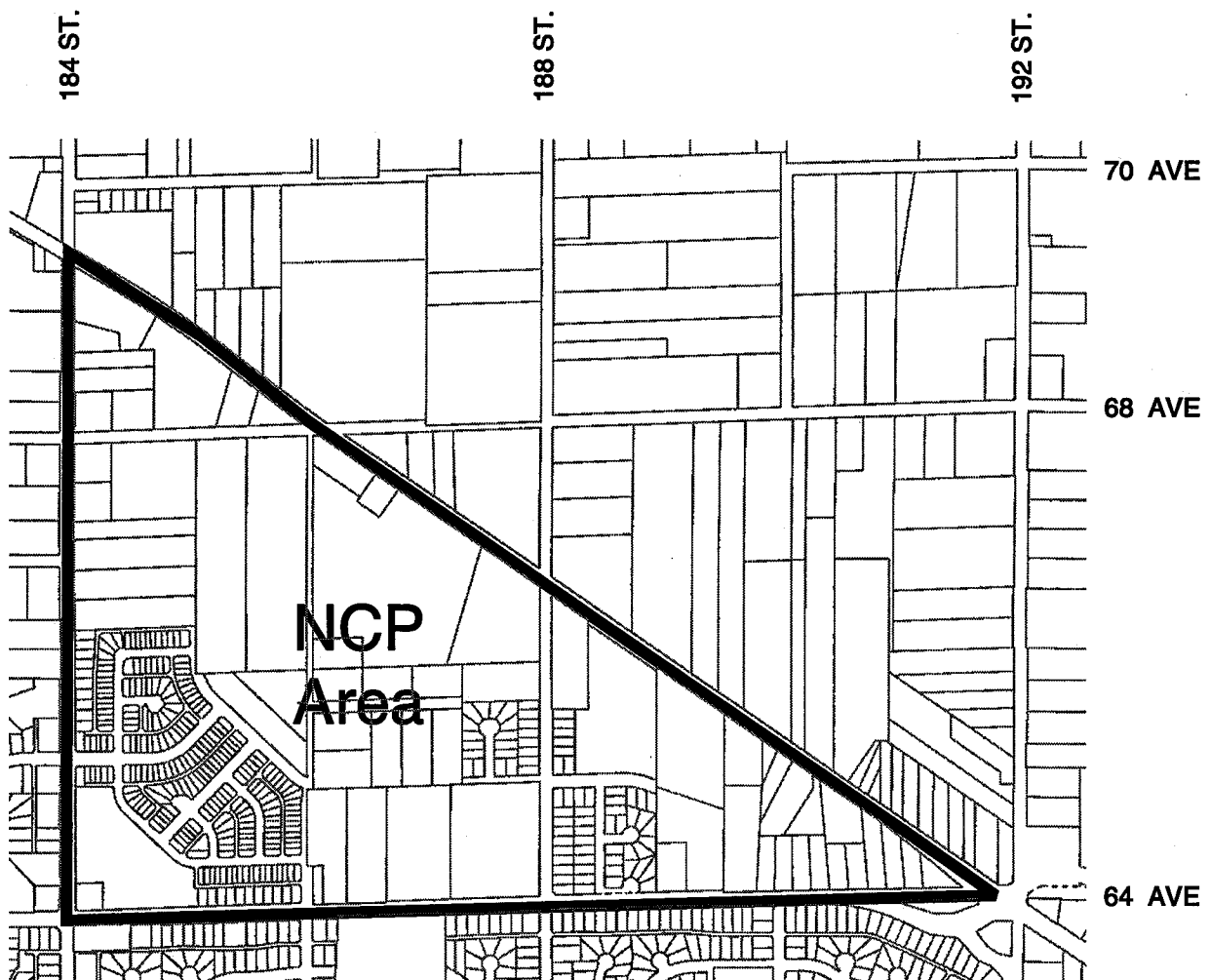
The above rates shall be adjusted annually on the first day of each year by the Average Annual Consumer Price Index for Vancouver based on the following formula:

$$\text{Current Year Rate} = \text{Previous Year Rate} \times (1 + \text{Average Annual Consumer Price Index for Vancouver for the Previous Year})$$

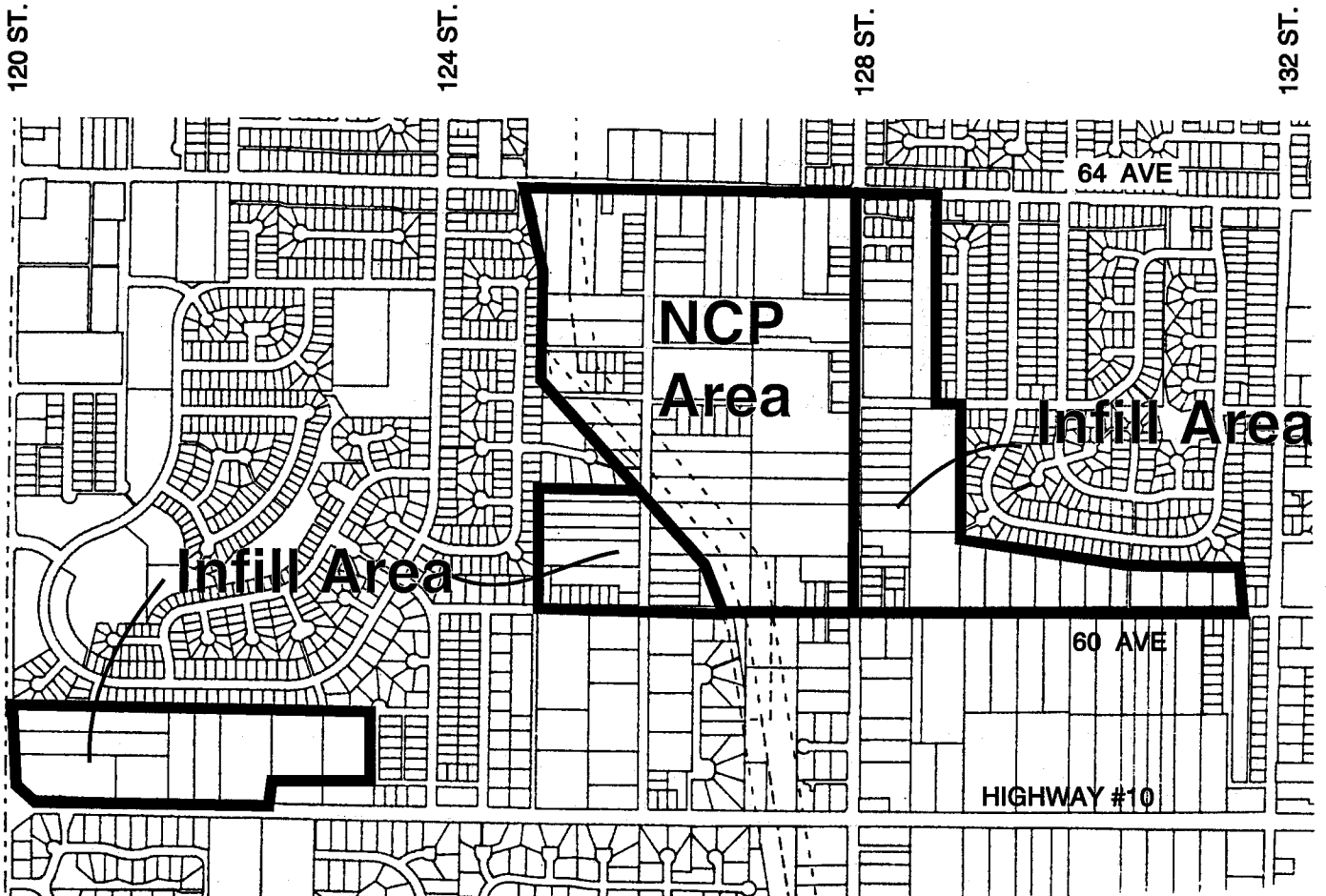
- ★ For all single family and duplex zones, these contributions should be made before final approval of the subdivision plan. For other than single family and duplex zones, these contributions should be made before building permit issuance.
- ★ For the purpose of calculating amenity contributions for other than residential uses, an equivalent of 4 *dwelling units* per acre is used, unless otherwise specified in this Schedule. These contributions should be made before building permit issuance.

Schedule F
Map of Neighbourhood Concept Plan and Infill Areas

1. Area I



2. Area II



Schedule G
Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas

	NCP and Infill Areas	Amenity	Contributions Per Dwelling Unit ①	Contributions For All Other Land Uses ②
1.	Area I on Schedule F of this By-law	Park land development and neighbourhood house	\$382.00	\$1,529 per acre
		Library books	\$96.00	\$384 per acre
		Total Amenity Contributions (1996 Dollars)	\$478.00	\$1,913 per acre
2.	Area II on Schedule F of this By-law	Park land development	\$572.87	N/A
		Library books	\$115.20	N/A
		Police Protection	\$10.85	N/A
		Fire Protection	\$153.60	N/A
		Community Building	\$172.03	N/A
	Total Amenity Contributions (1996 Dollars)	\$1,013.70	N/A	

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- ① For all single family and duplex zones, these contributions should be made before final approval of the subdivision plan. For other than single family and duplex zones, these contributions should be made before building permit issuance.
- ② For the purpose of calculating amenity contributions for other than residential uses, an equivalent of 4 *dwelling units* per acre is used, unless otherwise specified in this Schedule. These contributions should be made before building permit issuance.